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Doc# 2130518201 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2021 09:38 AM Pg: 1 of 4

**PREPARED BY AND WHEN
RECORDED RETURN TO:**

Dec ID 20211001620737
ST/CO Stamp 1-112-028-304 ST Tax \$2,750.00 CO Tax \$1,375.00
City Stamp 0-127-218-832 City Tax: \$28,875.00

Christyl Marsh, Esq.
Cohen, Salk & Hoffman, P.C.
630 Dundee Road, Suite 120
Northbrook, Illinois 60062

41067115(2/4)
GIT

(Above Space for Recorder's use only)

SPECIAL WARRANTY DEED

THE GRANTOR, WEST LOOP LUXURY SUITES, LLC, an Illinois limited liability company, whose address is c/o Bill Kokalias, 188 N. Wells Street, Suite 300, Chicago, IL 60606, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS, CONVEYS AND SELLS to ROGERS PARK HOLDINGS LLC, an Illinois limited liability company, whose address is c/o Gene Bernshtam, 1103 N. Western Avenue, Chicago, IL 60622, all interest in the Real Estate legally described on Exhibit A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on Exhibit B.

THE PROPERTY CONVEYED HEREBY IS SOLD IN ITS "AS IS", "WHERE IS" CONDITION WITHOUT ANY EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY OF ANY KIND WHATSOEVER, EXCEPT AS SPECIFICALLY PROVIDED ABOVE.

PINS and Common Address(es): See Exhibit A

[Signatures begin on next page]

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 28 day of October, 2021.

GRANTOR:

WEST LOOP LUXURY SUITES LLC, an Illinois limited liability company

By: 
Bill Kokalias, Operating Manager

STATE OF ILLINOIS

COUNTY OF COOK

)
)
) ss.

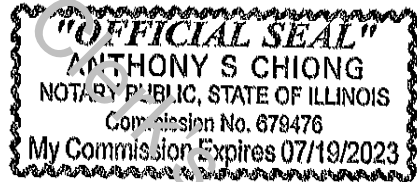
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Bill Kokalias, Operating Manager of West Loop Luxury Suites LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 28 day of October, 2021



Notary Public



My Commission Expires: 7/19/2023




(Seal)

Send future real estate tax bills to:

Rogers Park Holdings LLC
c/o Gene Bernshtam
1103 N. Western Avenue
Chicago, Illinois 60622

REAL ESTATE TRANSFER TAX		29-Oct-2021
	COUNTY:	1,375.00
	ILLINOIS:	2,750.00
	TOTAL:	4,125.00
17-09-331-001-0000 20211001620737 1-112-028-304		

REAL ESTATE TRANSFER TAX		29-Oct-2021
	CHICAGO:	20,625.00
	CTA:	8,250.00
	TOTAL:	28,875.00 *
17-09-331-001-0000 20211001620737 0-127-218-832		

* Total does not include any applicable penalty or interest due.

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 65 FEET OF LOT 2 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 20 FEET OF THE EAST 85 FEET OF LOT 2 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3 (GAP PARCEL):

THAT PART OF LOT 2 IN BLOCK 47 IN ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES (A) WEST OF THE EAST 85 FEET OF SAID LOT 2 AND (B) EAST OF THE WEST 65 FEET OF SAID LOT 2, ALL IN COOK COUNTY, ILLINOIS.

Address: 623-627 W. Randolph Street, Chicago, IL 60661

PINS: 17-09-331-001-0000 (affects parcel 1 and part of parcel 2)
17-09-331-002-000 (affects parcel 2 and the remainder of parcel 3)

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EXHIBIT B

EXCEPTIONS TO TITLE

(a) all general real estate taxes not yet due and payable, (b) all easements, covenants, conditions, restrictions of record, and (c) matters disclosed by the survey dated November 11, 2020 made by United Survey Service, Inc. as Project No. 2020-28187-1.

Property of Cook County Clerk's Office